





E£ 22,500,000

4 Bedrooms **4 Bathrooms** **256 m²**

PRIME READY-TO-MOVE 256M² BUA LUXURY CORE AND SHELL RESIDENTIAL Q-VILLA (4 BEDROOMS, 4 BATHROOMS) ON A 239M² PRIVATE PLOT FOR CASH SALE IN CITY GATE BY QATARI DIAR, STRATEGICALLY LOCATED ON THE MIDDLE RING ROAD, 5TH SETTLEMENT, NEW CAIRO.

Core & Shell Q-Villa for Sale Cash City Gate Qatari Diar New Cairo 256m² BUA

Type: Residential Q-Villa (Quattro Villa) for Sale

BUA: 256 m²

Land Area: 239 m²

Bedrooms: 4 (Including Master Suites)

Bathrooms: 4

Finishing: Core & Shell

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within City Gate by Qatari Diar, fronting directly along the Middle Ring Road and Cairo–Ain Sokhna Road in New Cairo, serving as the prime geographical gateway connecting the 5th Settlement to the New Administrative Capital, positioned just 10 minutes from the American University in Cairo (AUC) and 15 minutes from Cairo International Airport.

About the Project

City Gate is an iconic, self-sustaining master-planned mega-community spanning over 8.5 million square meters (approx. 2,020 acres) developed by Qatari Diar. Built around lush green expanses and world-class infrastructure, the project features an 18-hole championship golf course, luxury sports and social clubhouses, top international schools, specialized medical complexes, landscaped linear parks, high-end retail boulevards, and 24/7 smart security and community management.

Concept

Spanning an efficiently designed 256 m² build-up area set upon a 239 m² private land parcel delivered core and shell, featuring 4 spacious bedrooms, generous multi-level living areas, and 4 bathrooms embraced by a private garden, this ready-to-move Q-Villa delivers the privacy and prestige of villa living alongside complete architectural freedom to tailor interior fit-outs and finishes to personal taste, paired with strong capital preservation for cash purchase in East Cairo's flagship development.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Q Villa**
Category	**Residential**
Finishing	**Core & Shell**
Developer	**Qatari Diar**
Project	**City Gate**
Build Up Area	**256 m²**
Bedrooms	**4**
Bathrooms	**4**

Location

5th Settlement, New Cairo
City Gate






